

MINUTES OF THE HOWARD COUNTY PLANNING BOARD – SEPTEMBER 18, 2014

Members Present: Josh Tzucker, Chair; Bill Santos, Vice-Chair; Jacqueline Easley; Phil Engelke; Erica Roberts

Members Absent: None

DPZ Staff Present: Kent Sheubrooks (Acting Executive Secretary), Dave Boellner, Derrick Jones, Brenda Luber, Laura Boone

Mr. Tzucker opened the meeting at approximately 7:01 p.m.

PUBLIC HEARING

PB 406 Walden Woods (SDP-13-023)

Presented by: Dave Boellner

Petition: Request for approval of a site development plan (SDP) consisting of construction of 97 age-restricted housing units (87 townhomes and 10 detached units) and a community center. The project is located on the east side of Gorman Road, approximately 1,000 feet north of Skylark Boulevard, Laurel, Maryland 20723.

DPZ Recommendation: Approval

Petitioner's Representative: Mr. Jason Van Kirk, Elm Street Development

Mr. Boellner stated that PB406 was previously heard and approved by the Planning Board on July 17, 2014. It was later determined by the Department that the property posting was inadequate and the case was to be reheard. The property was reposted in accordance with applicable requirements. The Subdivision Review Committee determined that the plan was in compliance with regulations, Planning Board criteria, and the approved Preliminary Development Plan.

Mr. Boellner gave an overview of the proposed plan to construct 87 age restricted townhomes and 10 detached units. He explained the road improvements, stormwater management and the installation of underground utilities.

Mr. Van Kirk spoke on behalf of the petitioner. He clarified that the property was posted correctly, but Gorman Road was subsequently closed due to road construction that prevented the signs from being seen by the public.

Ms. Easley motioned to go into worksession and Mr. Engelke seconded.

Motion:

Mr. Engelke motioned to approve PB 406, Ms. Easley seconded the motion.

Vote:

4 Yea.

0 Nay. The motion was carried.

The public hearing was closed at approximately 7:08 pm.

PUBLIC MEETING

Village of Wilde Lake (FDP-45-A-III)

Presented by: Brenda Luber

Petition: The request is for approval of Final Development Plan (FDP) 45-A-III, which is an amendment to the previously approved and recorded FDP. The purpose of this amendment is to amend the credited and non-credited open space land use acreages by converting 1 acre of credited open space to non-credited open space for a new school parking lot.

DPZ Recommendation: Approval

Petitioner's Representative: Mr. Chuck Crovo

Ms. Luber gave an overview of the request to amend the FDP to convert 1 acre of credited open space to non-credited open space. She gave details on the property's location, zoning, use and vicinal properties. A Site Development Plan for a new middle school will come before the board, but the open space conversion is needed to accommodate parking for the expansion.

Mr. Crovo spoke on behalf of the petitioner. He presented the Board with the site plan for the new school to explain where the transfer would occur and why they need the additional acre.

Mr. Engelke motioned to go into worksession, Ms. Easley seconded the motion.

Motion:

Ms. Roberts motioned to approve FDP-45-A-III, Ms. Easley seconded the motion.

Vote

4 Yea

0 Nay. The motion was carried.

PUBLIC MEETING

Maple Lawn Farms Recreation/Community Activity Center (SDP-03-171)

Presented by: Derrick Jones

Petition: Request to revise a previously approved Site Development Plan for the purpose of expanding an existing recreation/community activity center from 10,945 square feet to 12,903 square feet (17.8% increase in floor space) that shall include increased floor space for fitness activities, office and storage, in accordance with Section 127.0.F.3 of the Howard County Zoning Regulations.

DPZ Recommendation: Approval

Petitioner's Representative: Mr. Doug Van Ryt and Mr. Mark Bennett

Mr. Jones gave an overview of the proposal to expand the recreation/community center from 10,945 sq ft to 12,903 sq ft, a 17.8% increase. Other related revisions would include improvements to the sidewalk and storm drain pipes.

Mr. Van Ryt noted on the site plan the existing building and proposed expansion.

Mr. Tzucker asked how long construction would take. Mr. Bennett stated approximately 6 months and the building would remain open during the expansion.

Mr. Engelke motioned to go into worksession, Ms. Easley seconded the motion.

Motion:

Mr. Engelke motioned to approve SDP-03-171, Ms. Easley seconded the motion.

Vote:

4 Yea.

0 Nay. The motion was carried

(Mr. Santos arrived late and abstained from the vote.)

PUBLIC MEETING

Maple Lawn Farms Westside District, Area I (SDP-08-114)

Presented by: Derrick Jones

Petition: The request is a change of commercial building footprints, parking, sidewalks, landscaping and other site related improvements for existing Parcels 'B-24', 'B-25', and 'B-26' of the Maple Lawn Farms Market Place shopping center of the Westside District in accordance with Section 127.0.F.3 of the Howard County Zoning Regulations. The site area for this SDP is approximately 6.51 acres of the 605.3 acre total tract area for Maple Lawn Farms and is zoned "MXD-3" (Mixed Use Development).

DPZ Recommendation: Approval

Petitioner's Representative: Mr. Bryce Turner

Mr. Jones gave an overview of the proposal for changes to the previously approved commercial building footprints, parking, sidewalks, landscaping and other related site improvements. He detailed the site location, proposed building uses, open space lawn area, and other related improvements. He stated the plan is in compliance with five Planning Board criteria requirements for approval.

Mr. Turner spoke on behalf of the petitioner by detailing the master plan for the area, of which this plan is Phase I. He stated that they wanted to build a place and to do so they wanted to build a larger green area gathering space. There would also be a feature building along the area at an angle that they envisioned as being a brewpub. He noted that all of the buildings face the market place with the exception of 3b, which faces Harris Teeter. The plan for retail includes about 102,000 sq ft.

Mr. Engelke had asked earlier why there was a proposed parking lot between the road and building 3b, when the rest of the buildings were fronted on the road, but stated that after seeing the master plan it makes a lot more sense.

Mr. Turner presented the Board with renderings of architecture to be used on the various buildings. He described the architecture as decidedly modern, but with warm earth colors, wood, metal, siding and stone.

Mr. Tzucker raised concerns of students walking to school and the need for a path. Mr. Mark Bennett stated that there are walkways all of the way from Hillside to the schools.

Mr. Tzucker also suggested finding a way to make the open space usable during the winter months, with uses such as a skating rink.

Mr. Turner asked the Board for their thoughts for the overall plan (not just the first phase) and asked that future phases be approved at a staff level without having to come to the Planning Board.

Mr. Santos stated he would like to see at least the second phase to give residents opportunity for testimony.

Mr. Santos motioned to go into worksession, Ms. Easley seconded.

Motion:

Mr. Engelke motioned to approve SDP-08-114, Mr. Santos seconded the motion.

Vote:

5 Yea.

0 Nay. The motion was carried.

The Board also agreed that they would like to have the next phase presented to them.

Mr. Engelke motioned to approve all minutes needing approval, Ms. Roberts seconded the motion. Minutes for May 1, 2014, June 19, 2014, July 17, 2014 and August 21, 2014 were all approved by a vote of 5-0.

THERE BEING NO FURTHER BUSINESS, THE PLANNING BOARD ADJOURNED AT 7:57 p.m.



Kent Sheubrooks
Acting Executive Secretary



Laura Boone
Recording Secretary